



# City of Tualatin

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July 5, 2016

David Emami  
West Center LLC  
3380 Barrington Dr  
West Linn, OR 97068

RE: FINAL DECISION FOR AR16-0004 TUALATIN WEST CENTER REMODEL, 19400 SW BOONES FERRY RD (TAX LOT 2S124CB02200)

Dear Mr. Emami,

The 14-day period for requesting a review of the Architectural Review Decision for Tualatin West Center expired at 5:00 pm, June 28, 2016. As no requests for review were filed, the Architectural Review Decision dated June 13, 2016 becomes a final decision.

**AR16-0004 is approved with the following Architectural Review conditions:**

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

- AR-1 Prior to obtaining building permits on the subject site, the applicant shall submit 3 revised paper plan sets – 24 x 36, a paper narrative, and electronically in Adobe PDF file format – for review and approval to the Planning Division that meet the conditions of approval below. The narrative shall explain how and on what page each condition of approval has been met. The submittal shall contain page numbers and a table of contents. No piecemeal submittals will be accepted. Each submittal will be reviewed in 2 weeks.
- AR-2 The Applicant shall submit revised site plans to illustrate a visibly raised walkway of a different appearance than the adjacent paved vehicular areas. TDC 73.160(1)(a)(iii)
- AR-3 The Applicant shall submit cut sheets of the proposed light fixture model or models demonstrating that models are full cut-off to ensure no light would encroach into public rights-of-way or the Nyberg Creek habitat area. TDC 73.160(3)(c)
- AR-4 The Applicant shall submit a revised landscape plan that fully screens the west, south, and east side of the existing transformer located on the northwest corner of the site, at time of planting and install landscaping according to the revised plan. TDC 73.160(4)(a)

- AR-5 The Applicant shall submit a revised site plan to provide a pair of seven foot wide swinging gates (or obtain approval from Republic Services for the revised plan proposing a pair of six foot wide swinging gates) on the mixed solid waste storage enclosure for hauler access and post no parking signs in Stall # 33 (northern-most stall on east bank) on days of service. TDC 73.227(6)(a)(vii)
- AR-6 The Applicant shall submit a revised landscape plan that includes evergreen screening around the mixed solid waste storage area enclosure, excluding gate or entrance openings and install landscaping according to revised plan. TDC 73.227(6)(b)(iii)
- AR-7 The Applicant shall submit a revised landscape plan that indicates an automatic underground or drip irrigation system in the landscaped areas and install or maintain existing, according to the revised plan. TDC 73.280

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

- AR-8 The Applicant shall post an “Exit Only” sign facing the development at the egress drive to SW Boones Ferry Road and a “Do Not Enter” sign facing onto Boones Ferry Road before obtaining Certificate of Occupancy. These signs shall not be posted in the public right of way. TDC 73.380(8)

**The following are the Public Facilities requirements for AR16-0004, Tualatin West Center:**

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

- PFR-1 Obtain a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.
- PFR-2 Submit PDFs of final site and permit plans.
- PFR-3 Submit for and obtain a Flood Hazard Area Development Permit based on the latest FIRM and a Base Flood Elevation of 127.9 feet based on NAVD 1988, including a 1st elevation certificate with survey, plans that show proposed development indicated that balanced cut and fill will be maintained, and conforming to construction requirements including TDC 70.170 through 70.180).
- PFR-4 Submit plans that show the centerline of Nyberg Creek and 15 feet on the development’s side of the creek on site plans.

**PRIOR TO A CERTIFICATE OF OCCUPANCY:**

- PFR-5 The applicant shall complete all private improvements.
- PFR-6 Submit a last elevation certificate that shows the as-built construction with photos.
- PFR-7 Grant a dedication of the Nyberg Creek Greenway as cited in TDC 72.030(3).

*Please note the following code requirements apply to the site in an on-going manner:*

- The applicant must submit sign permit applications separately from this AR for any proposed signage.
- Accessways shall be constructed, owned and maintained by the property owner. TDC 73.160(1)(g)
- All building exterior improvements approved through the Architectural Review Process must be continually maintained, including necessary painting and repair, so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director's approval. TDC 73.100(2)
- All landscaping approved through architectural review (AR) must be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered with Community Development Director's approval. TDC 73.100(1)
- Site landscaping and street trees shall be maintained to meet the vision clearance requirements of TDC 73.400(16).
- The site development and uses must comply with the noise limits of TDC 63.051(1).
- Greenways and Natural Areas in which an access easement is owned by the City, but retained in private ownership, shall be maintained by the property owner in their natural state and may only be modified if a landscape and maintenance plan complies with the approved Plant List in the Parks and Recreation Master Plan, and has been approved through the Architectural Review process or by the Parks and Recreation Director when Architectural Review is not required. TDC 72.060(4)

*Please be advised:*

- The plan sets for the Planning Division must contain sheets relevant to AR conditions of approval while also not being a full building permit set. For example, because the Planning Division needs no erosion control or roof framing plan sheets, exclude them.
- Following Planning Division approval of revised plans and when the constructed site is ready, the applicant must contact the Planning Division for a site inspection in order to obtain a certificate of occupancy (CO). This inspection is separate from inspection(s) done by the Building Division. Staff recommends scheduling a Planning inspection at least three business days in advance of the desired inspection date.

Sincerely,



Erin Engman  
Assistant Planner

Is

Cc: Aquilla Hurd-Ravich, AICP, Planning Manager  
Jeff Fuchs, PE, City Engineer  
Tony Doran, EIT, Engineering Associate  
File: AR16-0004